



31 Etham Avenue Darling Point

bedrooms: 4 bathrooms: 2.5 car parking: 5

In a class of its own, this graceful, Georgian inspired, freestanding residence is blissfully quiet and private in one of Darling Point's most distinguished enclaves. Ideally suited to formal entertaining and informal relaxing indoors and out, the flexible layout opens to tranquil terraces, a sunny pool and north facing landscaped gardens. Abounding with charm and elegance for modern family living, it's the generosity of scale and enchanting level gardens that will impress. Offering approximately 736sqm of complete level land.

- Gracious entrance hall, drawing room with formal dining room
- Separate sitting room, open family living and dining areas
- Study/library or home office, modern deluxe Corian gas kitchen
- 4 large bedrooms, master with own sunroom and dressing room
- Guest powder room, 2 spacious bathrooms, internal laundry
- Soaring conservatory style entertaining space
- High ceilings, copious built-in storage throughout, large attic store
- Reverse cycle air conditioning, ducted gas heating
- Electronic gated private driveway to garaging for 5 cars

www.suttonplacerealty.com.au

for sale: Expressions of interest

Closing 6th May 2010

inspect: By private appointment

details: Peter Green 0433 156 465
www.petergreenandco.com.au

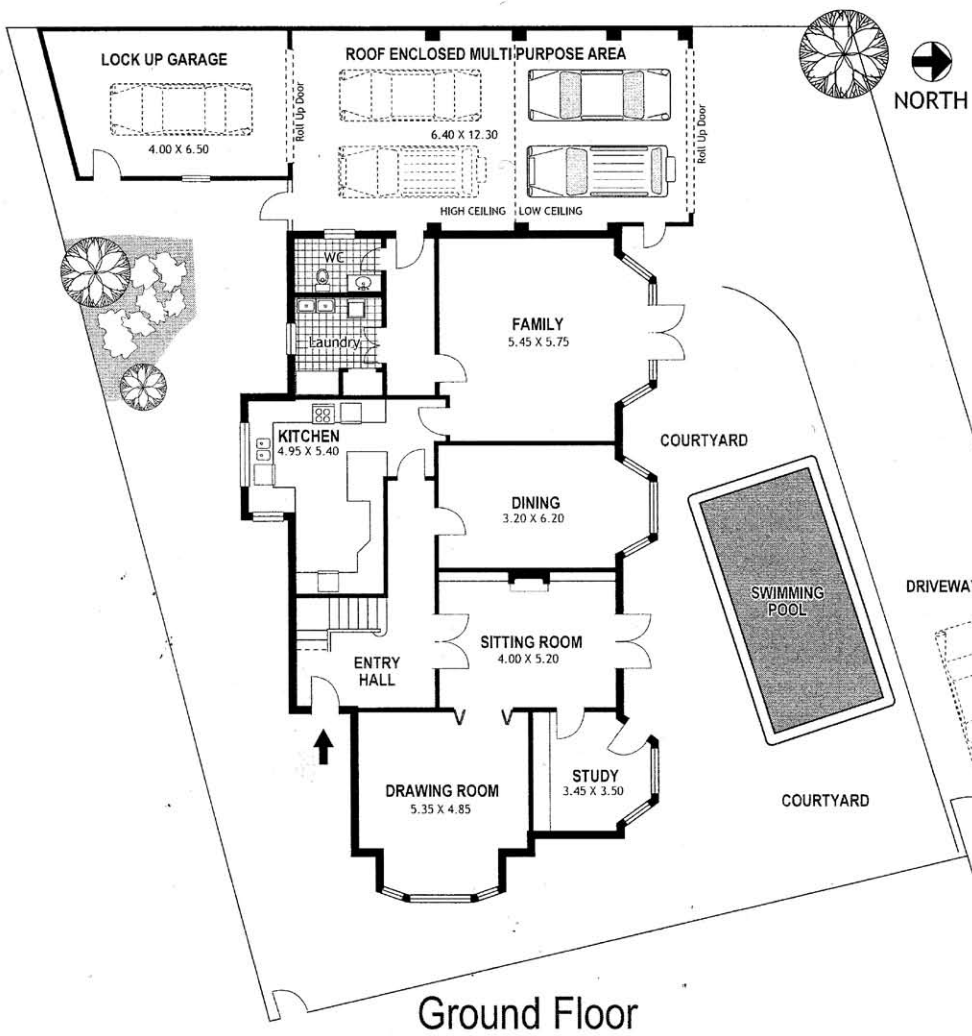
PETER GREEN & COMPANY

Real Estate Agents & Finance Providers

details: Colm O'Sullivan 0418 614 322

SUTTON PLACE
REALTY

bespoke property consultants



Ground Floor



First Floor

**31 Etham Avenue
DARLING POINT**

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